
DEVELOPMENT SERVICES

Date: Tuesday, September 25, 2023

To: David Eickman, P.E.
Olsson Associates
North Kansas City, MO 64116

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2023145

Application Type: Engineering Plan Review

Application Name: THE VILLAGE AT DISCOVERY PARK - PUBLIC SANITARY

The Development Services Department has completed its review of the above-referenced plans dated Sep. 8, 2023 and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review - Corrections

1. Please refer to comment #21 in the previous applicant letter. Connection at Sta. 10+09.53 is not DIP to HDPE connection. Please specify electrofusion coupling for HDPE to HDPE connection. Please revise as appropriate.
2. The waiver request was missing the standard template with Water Utilities listed as a reviewer. I have attached the template for your use, and this form includes the signature for Jeff Thorn, Deputy Director of Water Utilities. Please complete the form with Water Utilities listed as a reviewer. In addition, this form also lists Sue Pyles which was also missing. Please include her in the template form.
3. The waiver request was missing an exhibit showing in general where the waiver is being requested (i.e., a plan view with labels or other methods to show the typical depths from finish grade to flowline along selected intervals along the sanitary sewer line would suffice). Please provide an exhibit showing where the waiver is being sought.
4. Off-site sanitary sewer easements shall be required prior to formal approval of the plans. The City desires these easements to be exclusive to sanitary sewer, and the City has a standard template for language related to this easement. Please provide exclusive sanitary sewer easements for the project.

Traffic Review - Not Required

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed Sep. 25, 2023

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File